

NEVADA CITY PLANNING COMMISSION

APPLICATION FOR VARIANCE

The undersigned, requests that a VARIANCE from the provisions of Ordinance No. 361 be granted, pursuant to Section 16.20 of said Ordinance, and hereby certifies as follows:

OWNER'S NAME: _____

ADDRESS: _____ PHONE: _____

LOCATION OF SUBJECT PROPERTY: _____

ASSESSOR'S PARCEL NO. _____ ZONE: _____ PRESENT USE: _____

NATURE OF REQUESTED VARIANCE: _____

STATEMENT OF HARDSHIP (Note: The Planning Commission is not authorized to grant a variance if the result would be to confer a special privilege inconsistent with the limitations placed upon other properties in the same zone):

- (a) The following special circumstances or conditions applicable to subject property (including size, shape, topography, location or surroundings) do not generally apply to other properties in the same zone.

SEE ATTACH TYPED PAGE

- (b) The granting of a variance would not be materially detrimental to the health, safety or welfare of other persons residing in the vicinity of the subject property, or to other property or improvements in the vicinity, for the following reasons:

ATTACH MAP or SKETCH showing boundary lines of subject property, adjacent streets, and other relevant facts. SUBMIT 10 COPIES OF APPLICATION AND ACCOMPANYING DOCUMENTS.

Date

Signature of Applicant

CITY OF NEVADA CITY
317 BROAD STREET
NEVADA CITY, CA 95959

DENIS KUTCH ARCHITECT

NEVADA CITY PLANNING COMMISSION: APPLICATION FOR VARIANCE--Substitute Form

OWNER'S NAME: Julia Flaherty

ADDRESS: 163 Harris, Grass Valley, CA 95945

PHONE: (530) 205-0277

LOCATION OF SUBJECT PROPERTY: 417 Searls Avenue [Note: this is the newly assigned address]

ASSESSOR'S PARCEL NO.: 05-180-71 ZONE: R-1 PRESENT USE: Vacant undeveloped land

NATURE OF REQUESTED VARIANCE: **Reduction of Front Yard setback**

STATEMENT OF HARDSHIP (a): The subject property is .38 acres in area. The overall depths are 179.82' (North line) and 208.61' (South line). The year-round Gold Run Creek setback reduces the depth by 100'. A significant triangular driveway access easement (granted by a previous owner in 2004) serves four (4) lots to the immediate South of the subject parcel...see attached composite Assessor's Map and Lot Line Adjustment map. Collectively, these factors reduce the buildable area dramatically.

STATEMENT OF HARDSHIP (b): The three adjacent, developed parcels to the North enjoy setbacks from the *edge of pavement* which vary from 14.49' to 19.37'...see Setback Exhibit map. Interestingly, the front faces of the structures on all three of the lots are aligned. *The applicant proposes that the reduced Front Yard Setback be established as that common line.* The proposed residence is sited to be slightly to the East of that proposed line...see Building Site Plan drawing. In addition, the proposed residence has been placed on the diagonal to utilize the driveway easement for better garage access. This is expected to result in a far more spacious relationship with the existing adjacent garage and residence at 411 Searls Avenue.

DK/a April 14, 2017

AUTHORIZATION

I, Julia Flaherty, owner of the property at 417 Searls Avenue, Nevada City, CA 95959, Assessor's Parcel Number 05-180-71, hereby authorize,

Denis Kutch, architect
POB 367
Nevada City, CA 95959
530 265-6896; 530 277-3277
deniskutch@att.net

To act as my agent/representative for the planning and obtaining of building permits from the City of Nevada City and the Nevada County Building Department, acting on behalf of the City, for the design and construction of a residence for my personal occupancy and use at the location above.

By Julia Flaherty, Owner
163 Harris Street, Grass Valley, CA 95945

Dated 4/15/17
530 205-0277